



Church Street, March  
**£425,000** Freehold

**Sharman  
Quinney**



# Key Features



- No Onward Chain!
- Multiple Reception Rooms!
- Close to Schools and Shops!
- Off Road Parking for Multiple Vehicles!
- Sought After Location!

## Entrance

Half glazed entrance door leads into:

Lounge - 5.8m x 4.9m (19'4" x 16'4")

Hardwood Sealed double glazed windows to front, side and rear. Stairs rising to first floor and landing. TV and telephone points. Wood effect flooring. Under floor heating. Coving to ceiling with inset spotlights.

Dining Room - 3.2m x 3.2m (10'9" x 10'9")

Hard wood Sealed double glazed windows to front and side. Tiled floor. Under floor heating. Coving to ceiling. Wide opening flowing into the kitchen:

Kitchen / Breakfast Room - 5.5m x 3.2m (18'2" x 10'8")

Hardwood Sealed double glazed windows to side



Fitted with a range of wall and base units incorporating a one and a half bowl single drainer sink unit set beneath Corian worktops. Double oven. 5 Ring gas hob. Hood. Integrated dishwasher. Integrated Microwave. Integrated Bins. Breakfast bar area. Plumbing and space for American style Fridge freezer. Pull out pantry / Larder store / illuminated tall, shelved cupboard. Tiled floor. Coving to ceiling with inset mood lighting. Open aspect flowing into the dining room. Door into Family room:

Family Room - 3.7m x 3.4m (17'7"max 13'10"min x 11'6")

Hardwood double glazed window to side. TV and telephone points. Wood effect flooring. French doors to rear garden. Built in storage cupboard housing boiler and water softener. Open to utility area Hardwood worktop. Worktop lights. Plumbing for washing machine and space for tumble dryer. Tiled floor. Coving to ceiling with access to loft space

Rear Lobby - 3.6m x 1.4m (12'0" x 4'8")

Half glazed door to side. Tiled floor. Coving to ceiling. Doors to Family room and Shower room

Shower Room - 2.9m x 2.5m (9'5" x 8'2")

Fitted with a three-piece suite comprising of recessed Walk in shower area, Wash hand basin and low level WC. Hard wood double glazed window to side. Tiled floor. Extractor. Under floor heating. Coving to ceiling with inset spotlights.







**Ground Floor**



**First Floor**

Bedroom One - 3.9m x 2.6m (12'11" x 10'10" max 8'8" min to wardrobe fronts)  
Hardwood double glazed windows to front and side. Radiator. 6 door fitted wardrobe with 4 drawers. Telephone point. Inset speakers. Coving to ceiling. Door to Ensuite

Ensuite Shower Room - 1.8m x 2m (5'9" x 6'5")  
Fully tiled and fitted with a three-piece suite comprising. Shower cubicle, Wash hand basin set into Vanity unit and Low level WC. Heated towel rail. Electric shaver point. Extractor. Inset spotlights to ceiling

Bedroom Two - 4.9m x 2.5m (16'4" x 8'3")  
Two Hardwood Double glazed windows to front. Radiator. TV point. Coving to ceiling

Bedroom Three - 3.2m x 2.6m (10'7" x 8'9")  
Hardwood Double glazed window to rear. Telephone point. Radiator. Inset speakers. Coving to ceiling.

Bedroom Four - 2.9m x 2.5m (9'7" x 8'6")  
Hardwood Double glazed window to rear. Radiator. Velux window to side. Coving to ceiling

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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